

1 BILL NO. R-83-11-36

2 DECLARATORY RESOLUTION NO. R-102-83

3 A DECLARATORY RESOLUTION designating  
4 an "Economic Revitalization Area"  
5 under I.C. 6-1.1-12.1.

6 WHEREAS, Petitioner has duly filed its petition dated  
7 October 20, 1983, to have the following described property de-  
8 signated and declared an "Economic Revitalization Area" under  
9 Division 6, Article II, Chapter 2 of the Municipal Code of the  
10 City of Fort Wayne, Indiana, of 1974, as amended, and I.C. 6-1.1-  
11 12.1, to-wit:

12 Part of the Northwest Quarter of the  
13 Southeast Quarter of Section 14,  
14 Township 31 North, Range 12 East, in  
Allen County, Indiana, in particular  
described as follows to-wit:

15 Commencing on the North line of the  
16 Northwest Quarter of the Southeast  
17 Quarter of said Section 14 at a point  
situated 140.0 feet West of the North-  
18 east corner thereof; thence Southerly  
on a line normal to the North line of  
19 said Quarter Section and along the  
Westerly line of a 50 foot wide pro-  
posed roadway, a distance of 298.0  
20 feet; thence Westerly by a deflection  
right of 90 degrees 00 minutes, a  
21 distance of 345.0 feet; thence Nor-  
therly by a deflection right of 90  
22 degrees 00 minutes, a distance of  
298.0 feet; thence Easterly by a  
23 deflection right of 90 degrees 00  
minutes, a distance of 345.0 feet to  
24 the point of beginning containing  
2.360 Acres, more or less, of land.

25 Subject to the public road known as  
26 the Ludwig Road over the North 37.5  
feet thereof.

27 said property more commonly known as 6615 Brotherhood Way, Fort  
28 Wayne, Indiana 46825.

29 WHEREAS, it appears that said petition should be pro-  
30 cessed to final determination in accordance with the provisions  
31 of said Division 6.

32



1                   NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF  
2 THE CITY OF FORT WAYNE, INDIANA:

3                   SECTION 1. That, subject to the requirements of Section  
4 4 below, the property hereinabove described is hereby designated  
5 and declared an "Economic Revitalization Area" under I.C. 6-1.1-  
6 12.1. Said designation shall begin upon the effective date of  
7 the Confirming Resolution referred to in Section 3 of this Resolu-  
8 tion and shall continue for one (1) year thereafter. Said desig-  
9 nation shall terminate at the end of that one-year period.

10                  SECTION 2. That upon adoption of this Resolution:

11                  (a) Said Resolution shall be filed with the Allen  
12 County Assessor;

13                  (b) Said Resolution shall be referred to the Committee  
14 on Finance and shall also be referred to the De-  
15 partment of Economic Development requesting a re-  
16 commendation from said department concerning the  
17 advisability of designating the area an "Economic  
18 Revitalization Area";

19                  (c) Common Council shall publish notice in accordance  
20 with I.C. 5-3-1 of the adoption and substance of  
21 this Resolution and setting this designation as an  
22 "Economic Revitalization Area" for public hearing;

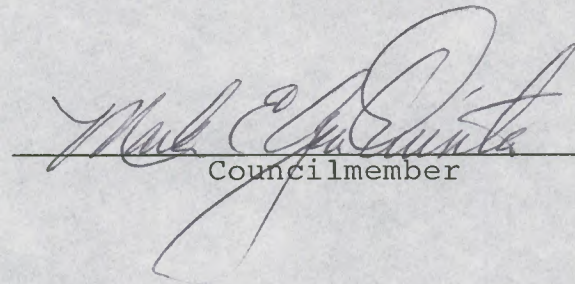
23                  (d) If this Resolution involves an area that has al-  
24 ready been designated an allocation area under  
25 I.C. 36-7-14-39, then the Resolution shall be re-  
26 ferred to the Fort Wayne Redevelopment Commission  
27 and said designation shall not be approved unless  
28 said Commission adopts a resolution approving the  
29 petition.

30                  SECTION 3. That this Resolution shall be subject to  
31 being confirmed, modified and confirmed or rescinded after public  
32 hearing and receipt by Common Council of the above described re-  
commendations and resolution, if applicable.

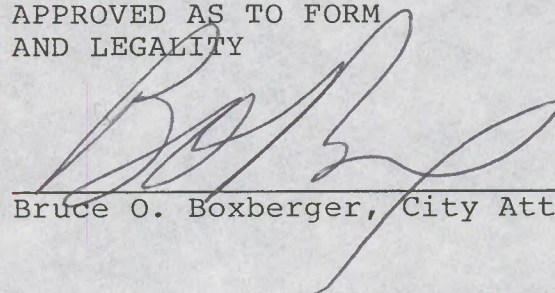


Page Three

SECTION 4. That this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.

  
Councilmember

APPROVED AS TO FORM  
AND LEGALITY

  
Bruce O. Boxberger, City Attorney

FOX RIVER BOND  
25% COTTON



Read the first time in full and on motion by \_\_\_\_\_,  
seconded by \_\_\_\_\_, and duly adopted, read the second time  
by title and referred to the Committee \_\_\_\_\_ (and the City  
Plan Commission for recommendation) and Public Hearing to be held after  
due legal notice, at the Council Chambers, City-County Building, Fort Wayne,  
Indiana, on \_\_\_\_\_, the \_\_\_\_\_ day of  
\_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_.M., E.S.T.

DATE: \_\_\_\_\_

CITY CLERK

Read the third time in full and on motion by Gia Quinta,  
seconded by Stier, and duly adopted, placed on its  
passage. PASSED (~~lost~~) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>7</u>	_____	_____	<u>2</u>	_____
<u>BRADBURY</u>	_____	_____	_____	<u>✓</u>	_____
<u>BURNS</u>	<u>✓</u>	_____	_____	_____	_____
<u>EISBART</u>	<u>✓</u>	_____	_____	_____	_____
<u>GiaQUINTA</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCHMIDT</u>	_____	_____	_____	<u>✓</u>	_____
<u>SCHOMBURG</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCRUGGS</u>	<u>✓</u>	_____	_____	_____	_____
<u>STIER</u>	<u>✓</u>	_____	_____	_____	_____
<u>TALARICO</u>	<u>✓</u>	_____	_____	_____	_____

DATE: 11/22/83

Sandra E. Kennedy  
CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne,  
Indiana, as ~~(ZONING MAP)~~ ~~(GENERAL)~~ ~~(ANNEXATION)~~ ~~(SPECIAL)~~  
~~(APPROPRIATION)~~ ORDINANCE (RESOLUTION) NO. 9-10283  
on the 22nd day of November, 1983.

ATTEST:

(SEAL)

Sandra E. Kennedy

CITY CLERK

Ray A. Ebert

PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on  
the 23rd day of November, 1983, at the hour of  
11:30 o'clock A.M., E.S.T.

Sandra E. Kennedy

CITY CLERK

Approved and signed by me this 28th day of Nov.  
1983, at the hour of 9 o'clock A.M., E.S.T.

Win Moses, Jr.

WIN MOSES, JR. - MAYOR



No. 3 OCTOBER 20 1983

Received from ZACHER KEOGH # T-0893

Fifty <sup>no/100</sup> 100 <sup>100</sup> Dollars

Application for Tax Abatement

\$ 50.00 Fred Baughman (Debt)

NORMAN S. SNOW, ATTORNEY AT LAW


ESCROW ACCOUNT  
PH. 219-423-2353

1310 ANTHONY WAYNE BANK BUILDING  
FORT WAYNE, INDIANA 46802

1981  
October 20 19 83 71-1232  
749

PAY TO THE ORDER OF City of Fort Wayne \$ 250.00  
Two Hundred Fifty and ----- no/100 DOLLARS

FOR Zacher Keogh Trust EDC Bond Fee \$200.00, Tax Abatement Fee \$50.00

 ANTHONY WAYNE BANK  
FORT WAYNE, INDIANA 46802

Norman S. Snow

⑈001981⑈⑈074912328⑈ 183⑈060 6⑈

DELUXE CHECK PRINTER - P



APPLICATION FOR DESIGNATION  
AS AN ECONOMIC REVITALIZATION AREA  
-REAL ESTATE TAX ABATEMENT-



This application is to be completed and signed by the owner of the property where development or rehabilitation is to occur. The City of Fort Wayne, Indiana, reviews this application for designation as an "Economic Revitalization Area" in regards to its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977; and all subsequent amendments made by the General Assembly thereafter.

1. Applicant Anthony Wayne Bank Trustee - Zacher Keogh # T-0893
2. Owner(s) (same as above) (purchasers)
3. Address of Owner(s) 8th Floor Anthony Wayne Bank Building
4. Telephone Number of Owner(s) (219) 423-3611
5. Relationship of Applicant to Owner(s) if any (same)
6. Address of Applicant Trust Dept. Anthony Wayne Bank  
8th Floor AWB Bldg.  
Fort Wayne, IN
7. Telephone number of Applicant (219) 423-3611
8. Address of Property Seeking Designation 6615 Brotherhood  
Way, Fort Wayne, Indiana) 46825
9. Legal Description of Property Proposed for Designation (may be attached) See legal description attached.
10. Township Washington
11. Taxing District Washington



12. Current Zoning BIA
13. Variance Granted (if any) None
14. Current Use of Property
- a. How is property presently used? Vacant office park land
- b. What Structure(s) (if any) are on the property? None
- b. What is the condition of this structure/these structures? N/A
15. Current Assessed Value of Real Estate
- a. Land
- b. Improvements
16. Amount of Total Property Taxes Owed During the Immediate Past Year
- None
17. Description of Proposed Improvements to the Real Estate
- A 16,000 sq. foot office building
18. Development Time Frame
- a. When will physical aspects of development or rehabilitation begin?
- at once
- b. When is completion expected? June, 1984
19. Cost of Project (not including land costs) 600,000 Approximately



20. Permanent Jobs Resulting from Completed Project

a. How many permanent jobs will be employed at of in connection with the project after it is completed? 65

lation of this new manufacturing equipment? \_\_\_\_\_

b. What is the nature of those jobs? computer, management, secretarial, purchasing

c. Anticipated time frame for reaching employment level stated above?

6 months

21. Additional municipal services necessitated by installation of new manufacturing equipment (e.g. enlargement of sewer, etc.) \_\_\_\_\_

extension of sewer

22. Undesirability for Normal Development

What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"? \_\_\_\_\_

The city of Fort Wayne, generally, is desirous of expanding and improving employment opportunities.



23. How will the proposed designation further the economic development objectives of the City of Fort Wayne? increase employment

opportunities

24. Instrument Number of Commitments or Covenants Enforceably by the City of Fort Wayne or Allen County (if any). Provide brief description of same, or a copy thereof. \_\_\_\_\_

25. Zoning Restrictions

Will this project require a rezoning, variance, or approval before construction is initiated? YES X NO

26. Financing on Project

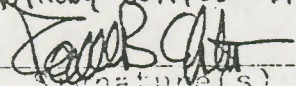
What is the status of financing connected with this project?

Anthony Wayne Bank has agreed to purchase the bonds for this project.



I hereby certify that the information and representation on this Application are true and complete.

ANTHONY WAYNE BANK, TRUSTEE



Signature(s) of Owners

RALPH B. ELSTON

VICE PRESIDENT AND TRUST OFFICER

10/24/53

Date

Information Below to be filled in by Department of Economic Development:

Date Application Received:

Date Application Forwarded to Law Dept:

Date of Legal Notice Publication:

Date of Public Hearing:

Date of Building Permit:

Approved or Denied? Date:

Allocation Area:



## PROPOSED LOT 3

## BROTHERHOOD PLACE

LEGAL DESCRIPTION ONLY

Part of the Northwest Quarter of the Southeast Quarter of Section 14, Township 31 North, Range 12 East, in Allen County, Indiana, in particular described as follows to-wit:

Commencing on the North line of the Northwest Quarter of the Southeast Quarter of said Section 14 at a point situated 140.0 feet West of the Northeast corner thereof; thence Southerly on a line normal to the North line of said Quarter Section and along the Westerly line of a 50 foot wide proposed roadway, a distance of 298.0 feet; thence Westerly by a deflection right of 90 degrees 00 minutes, a distance of 345.0 feet; thence Northerly by a deflection right of 90 degrees 00 minutes, a distance of 298.0 feet; thence Easterly by a deflection right of 90 degrees 00 minutes, a distance of 345.0 feet to the point of beginning containing 2.360 Acres, more or less, of land.

Subject to the public road known as the Ludwig Road over the North 37.5 feet thereof.

IN WITNESS WHEREOF, I place my hand  
and seal, this 10th day of October, 1983

*Carl A. Hofer*

3-AL ZACHER  
1-FILE



OF & FOR **HOFER AND DAVIS, INC.**

CIVIL ENGINEERS & LAND SURVEYORS  
FORT WAYNE, INDIANA

A. R. HOFER P.E. No. 72  
(1968) L.S. No. 10504

CARLA HOFER P.E. No. 7122  
L.S. No. 10031

WILLIAM S. DAVIS L.S. No. S-0053  
L.S. No. 18114 Michigan

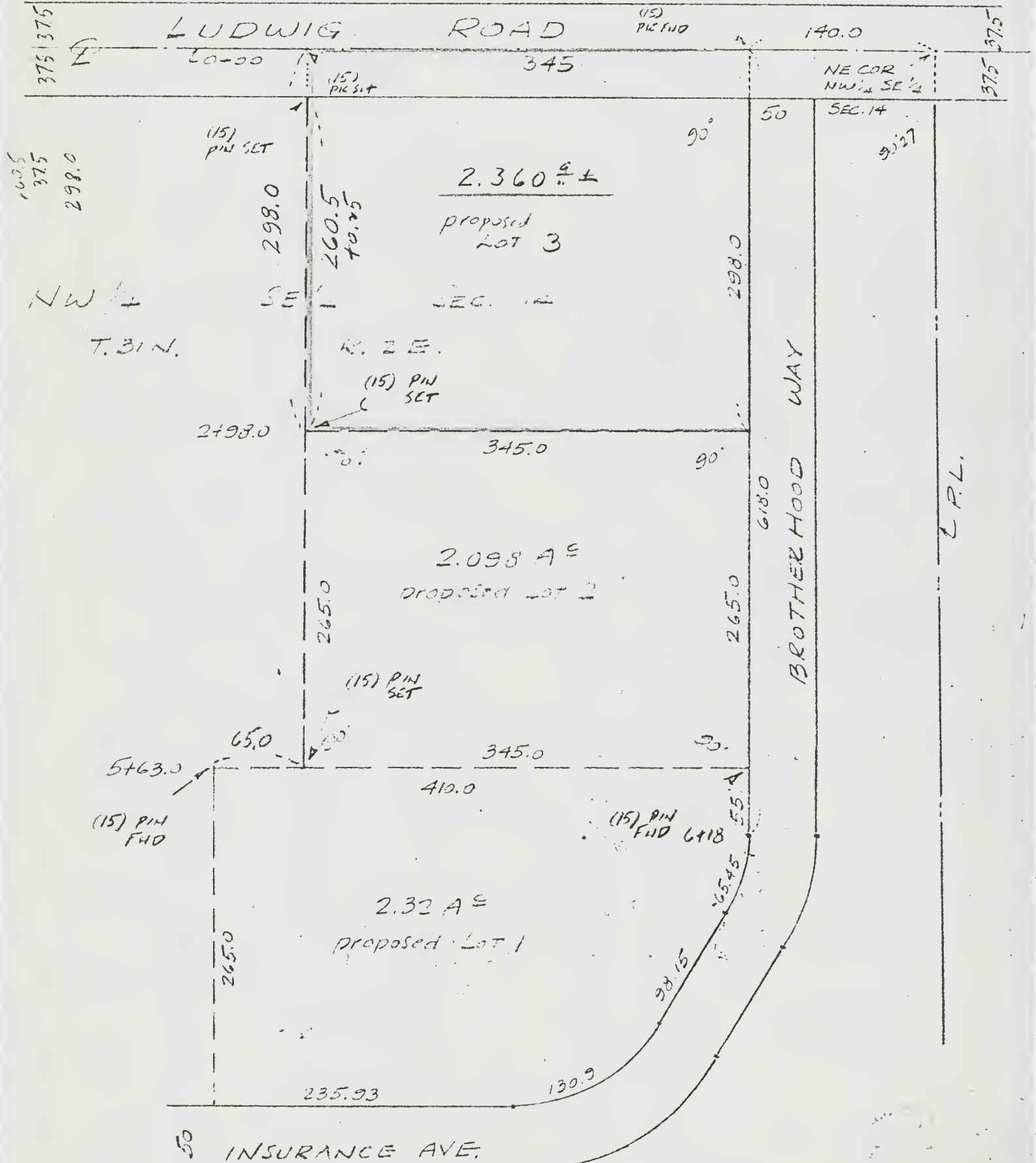
This document is the record of a resurvey of land and real estate situated in the City of Fort Wayne, Allen County, Indiana, made in accordance with the plat and deed record thereof on file in the Office of Recorder of said County and State. The land below described exists in full dimension as herein noted in feet and inches. It is free from encroachments by adjoining landowners, and furthermore, contains entirely within its boundaries the structures of the buildings on it situated, all as below indicated in detail. Any exceptions or discrepancies are below noted.

SCALE 100

DESCRIPTION OF PROPERTY Lot No.

SEE ATTACHED SHEET

6615 BROTHERHOOD Way



(15) WEST LINE OF PROPOSED LOT 2 AND LOT 3 MARKED AS INDICATED

(19) LEGAL DESCRIPTION FOR LOT 3 ATTACHED ON SHEET 16.3

Carl A. Hofer  
5 NOVEMBER 1979

Carl A. Hofer  
10 OCTOBER 1983

IN WITNESS WHEREOF, I place my hand and seal, this 12<sup>th</sup> day of JUNE, 1979

Wm S. Davis



## PROPOSED LOT 3

## BROTHERHOOD PLACE

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of said Section 14 at a point situated 140.0 feet West of the Northeast corner  
thereof; thence Southerly on a line normal to the North line of said Quarter  
Section and along the Westerly line of a 50 foot wide proposed roadway, a  
distance of 298.0 feet; thence Westerly by a deflection right of 90 degrees  
00 minutes, a distance of 345.0 feet; thence Northerly by a deflection right  
of 90 degrees 00 minutes, a distance of 298.0 feet; thence Easterly by a  
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*Carl A. Hofer*



3-AL ZACHER  
1-FILE



Notice of Public Hearing

Fort Wayne

Common Council

(Resolutions No. R-83-11-35 and R-83-11-36)

Notice is hereby given that the Common Council of  
the City of Fort Wayne, Indiana, approved a Resolution on  
November 22, 1983 designating property at 6615 Brotherhood Way  
date address  
Fort Wayne, IN an Economic Revitalization Area.

A description of the affected area can be inspected in the  
County Assessor's Office.

Common Council will conduct a public hearing on  
whether the above described resolution should be confirmed,  
modified and confirmed or rescinded on Tuesday, December 13, 1983 - 7:30 P.M.  
date, time & place  
Room 128 - City-County Bldg. Fort Wayne, IN. If confirmed, said designation  
shall continue for one (1) year after confirmation.

All interested persons are invited to attend and be  
heard at the public hearing.

Sandra E. Kennedy  
City Clerk





# The City of Fort Wayne

November 23, 1983

Ms. Mary Gabet  
Fort Wayne Newspapers, Inc.  
600 West Main Street  
Fort Wayne, IN 46802

Dear Ms. Gabet:

Please give the attached full coverage on the date of November 26, 1983, in both the News Sentinel and Journal Gazette.

RE: Legal Notice for Common Council  
of Fort Wayne, IN

Resolution Nos. R-83-11-35 &  
R-83-11-36  
Revitalization Area

Resolution Nos. R-83-11-38 &  
R-83-11-37  
Revitalization Area

Resolution Nos. R-83-11-39 &  
R-83-11-40  
Revitalization Area

Resolution Nos. R-83-11-42 &  
R-83-11-41  
Revitalization Area

Please send us 4 copies of each of the above the Publisher's Affidavit from both newspapers.

Thank you.

Sincerely,

Sandra E. Kennedy  
City Clerk

SEK/ne

ENCL: 4

An Equal Opportunity Employer  
One Main Street, Fort Wayne, Indiana 46802



DIGEST SHEET

TITLE OF ORDINANCE Declaratory Resolution

*R-83-11-26*

DEPARTMENT REQUESTING ORDINANCE Economic Development

SYNOPSIS OF ORDINANCE A Declaratory Resolution designating an "Economic  
Revitalization Area" under I.C. 6-1.1-12.1.

Said property more commonly known as 6615 Brotherhood Way, Fort  
Wayne, Indiana 46825.

EFFECT OF PASSAGE Said vacant park land would be utilized for an office  
building adding 65 new jobs to the community.

EFFECT OF NON-PASSAGE Opposite of the above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) Approximately \$600,000.00

ASSIGNED TO COMMITTEE (PRESIDENT) \_\_\_\_\_